



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **October 24, 2005** at 8:00 p.m. with Commissioner Moylan presiding over the meeting.

ROLL CALL

Members Present: Commissioner Chris Moylan (acting Chair); Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Chair Charles Hungerford (excused absence); Vice Chair James Fussell (excused absence); Commissioner Laura Babcock (excused absence)

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Andy Miner, Principal Planner; Kelly Diekmann, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

CONSENT CALENDAR

APPROVAL OF MINUTES of October 10, 2005

<p>ACTION: Comm. Simons made a motion to approve the minutes of October 10, 2005 with modifications. Comm. Klein seconded the motion. Motion carried 3-0-1, Comm. Moylan abstaining, Chair Hungerford, Vice Chair Fussell and Comm. Babcock absent.</p>
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PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-0106 – The Ridgecrest Group** [Applicant] **Omid Shakeri** [Owner]: Application for related proposals on a 29,250 square-foot site located at **574 Bobolink Circle** in a R-0/S (Low-Density Residential/Single Story) Zoning District. (Negative Declaration) (APN: 309-02-034) AM; **(Continued from August 22, 2005) (Request indefinite continuance.)**

- **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story)
- **Special Development Permit** to construct 4 single-family homes, and
- **Parcel Map** to subdivide one lot into four lots.

Trudi Ryan, Planning Officer, said the applicant intends to redesign this project, but has not yet submitted the redesign for staff review. When the redesign is complete and submitted to staff, the project will be rescheduled and renoticed to the neighbors. A letter has been sent to the neighbors advising them of this information. There is no action needed to continue this item.

2. **2005-0803 – Southbay Christian Church** [Applicant] **Classic Communities** [Owner]: Application for a Use Permit on a 2.3-acre site to allow a place of assembly (religious use) in an existing industrial building. The property is located at **521 East Weddell Drive** (near Morse Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 110-14-196) JM **(Continued to November 14, 2005 due to lack of quorum.)**

3. **2005-0804 – Southbay Christian Church** [Applicant] **Classic Communities** [Owner]: Application for a Use Permit on a 1.4-acre site to allow a place of assembly (religious use) in an existing industrial building. The property is located at **539 East Weddell Drive** (near Morse Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 110-14-158) JM **(Continued to November 14, 2005 due to lack of quorum.)**

Trudi Ryan, said that **Public Hearing items 2. and 3., projects 2005-0803 and 2005-0804,** are continued to the November 14, 2005 Planning Commission due to lack of quorum. Comm. Moylan cannot vote on these items due to a conflict of interest. The applicant and the Comm. Moylan brought this to the attention of the Planning Officer. The agenda lists these two items as continued and serves as legal notification of their continuance.

4. **2004-0023/2005-0324 – Lockheed Missiles & Space Co. Inc.** [Applicant/Owner]: Application for related proposals located at **1111 Lockheed Martin Way** (near 3rd Ave) in an MP-I/MP-TOD (Moffett Park Industrial/Moffett Park TOD) Zoning District. (APNs: 110-01-025, 110-01-031) AM; **(Continued from September 26, 2005.)**

- **Tentative Map** on a 303.98 acre site to subdivide one lot into five lots, and
- **Variance** to allow five parcels without each lot frontage on a public street.

ACTION: Comm. Simons made a motion on 2004-0023/2005-0324 to adopt the Mitigated Negative Declaration and approve the Tentative Map with attached conditions. A recommendation was made to staff that any future project on Lot 1 include the design for pedestrian and bicycle access specifically for access to the Light Rail Station. Comm. Klein seconded. Motion carried 4-0, Chair Hungerford, Vice Chair Fussell and Comm. Babcock absent.

APPEAL OPTION: This item is appealable to the City Council no later than November 8, 2005.

Comm. Moylan called a five minute recess.

5. **2005-0643 and 2005-0645 – Pulte Homes** [Applicant] **Morton J Port Trustee; Joseph Dellamano Et Al** [Owners]: Application for related proposals on a 2.2-acre site located at **1047 North Fair Oaks Avenue** (near Weddell Dr) and a 1.5 acre site located at **508 Tasman Drive** (near Karlstad Dr) in an M-S/ITR/R3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APNs: 110-14-170; 110-14-129) KD;

- **Special Development Permit** to allow the construction of 66 additional townhomes for a total of 234 units at Danbury Place, and
- **Tentative Map** to subdivide 2 lots into 12 lots for condominium purposes and 2 common lots.

ACTION: Comm. Sulser made a motion on 2005-0643 and 2005-0645 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modifications: adding straight sidewalks; allowing for a Karlstad Drive front setback deviations; a change to the language in Condition of Approval (COA) 10.K to include “with an emphasis on large species native trees as appropriate for the different planting sites”; approval of staff language change to COA 17.A. to read “Offer a reciprocal easement for emergency vehicle access (EVA) ingress and egress between the Phase II subject site and the abutting property to the north. The easement shall be recorded if and when a reciprocal easement is also required of the abutting property at the time it is redeveloped. Comm. Simons seconded. Motion carried 3-1, Comm. Moylan dissenting, Chair Hungerford, Vice Chair Fussell and Comm. Babcock absent.

APPEAL OPTION: This item is appealable to the City Council no later than November 8, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

Ms. Ryan said that in the Study Session this evening, a Commissioner asked about the two items that were to be heard at a Special Planning Commission Meeting on October 17, 2005. The meeting was canceled as the two items were not ready to be considered. The two items are both Study Issues, Zoning Land for Service Uses and Zoning Tools to Encourage the Development of Ownership Housing. These items will be heard by the Planning Commission in the future and the date(s) will be readvertised.

City Council Meeting Report

Ms. Ryan said there has been one City Council meeting on October 18, 2005, since the last Planning Commission meeting. The Council was to hear an appeal of a church that the Planning Commission had considered. Prior to the Council meeting, the applicant requested a continuation of the appeal and the item has been continued to the November 22, 2005 meeting. The Council also considered a Mills Act Contract item not heard by the Planning Commission. The Mills Act is a tool available for historic property to assure the property stays in good historic condition in exchange for lower property tax. The Council approved the Mills Act Contract for property located at 778 Cascade, also known as the Collin Scott Winery. There was also an Information Only item provided which was a two-year review of an approved change in the maximum lot coverage for single-story residences from 40 to 45%. This item was approved in August of 2003 with Council direction to return in two years with a report on the number of property owners who have taken advantage of this change.

Ms. Ryan said that there will also be two items on the October 25, 2005 City Council meeting related to Planning. The Council will consider an extension of the Moratorium on Places of Assembly in Commercial and Industrial Zoning Districts, and Amusement and Recreational uses in an Industrial Zone. The Council will consider extending the current 45-day moratorium for up to 10 months. The second item to be heard is the Centex property application on Alberta that was considered by the Planning Commission two weeks ago and forwarded on to City Council with the Planning Commission's recommendation.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer